

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, June 12, 2012

8:00 P.M.

**ROOM 206**  
Town Hall

**PUBLIC HEARING**

**Continuation of Public Hearing regarding Proposed Amendment to the Darien Zoning Regulations (COZR #2-2012) put forth by the Darien Junior Football League (DJFL).** Proposing to modify subsection 405b(3) of the Darien Zoning Regulations to allow temporary lighting of outdoor recreational facilities to be up to thirty (30) feet high. ***THIS MATTER WILL BE IMMEDIATELY CONTINUED TO JUNE 26, 2012.***

**Continuation of Public Hearing regarding Special Permit Application #89-G/Site Plan, Darien Public Works Department, 126 Ledge Road.** Proposing to temporarily establish recycling of waste concrete, asphalt, rock and dirt over a 90 day period in the summer of 2012 at the existing Transfer Station at 126 Ledge Road. The subject property is located on the north side of Ledge Road, approximately 1500 feet west of its intersection with Boston Post Road, and is shown on Assessor's Map #39 as Lots #20 and #21 in the Service Business (SB) Zone. ***HEARING OPENED: 5/22/2012.***

**Continuation of Public Hearing regarding Special Permit Application #34-I/Site Plan, Woodway Country Club, 540 Hoyt Street.** Proposing to replace the existing pool complex and reconfigure the existing adjacent parking lot together with improvements to site drainage and utilities, and to perform related site development activities. The subject property is located on the west side of Hoyt Street, approximately 1000 feet north of its intersection with Woodway Road, and is shown on Assessor's Map #3 as Lot #137 in the R-2 and R-1/2 Zones. ***PUBLIC HEARING OPENED: 5/22/2012.***

**Continuation of Public Hearing regarding Business Site Plan #146-C/Special Permit, Anthony's Coal Fired Pizza, 319 Boston Post Road.** Proposal to install additional parking with related landscaping and stormwater management; to install outdoor dining on a proposed terrace in front of the existing restaurant; and to perform related site development activities. The subject property is located on the north side of Boston Post Road, at the northeast corner formed by its intersection with Birch Road, and is shown on Assessor's Map #13 as Lots #1 and 2, in the SB-E and R-1/2 Zones. ***HEARING OPENED ON 4/24/2012. DEADLINE TO CLOSE HEARING IS 6/12/2012, UNLESS EXTENSION IS GRANTED BY APPLICANT.***

**Continuation of Public Hearing regarding Special Permit Application #173-A, KJD Properties, LLC, 841 Boston Post Road.** Proposing to establish an ice cream shop in the space formerly occupied by Annie's House of Needlepoint. The subject property is located on the north side of Boston Post Road, approximately 100 feet east of its intersection with Mansfield Avenue, and is shown on Assessor's Map #16 as Lot #1 in the CBD Zone. ***PUBLIC HEARING OPENED: 5/22/2012.***

**Continuation of Public Hearing regarding Coastal Site Plan Review #233-A, Flood Damage Prevention Application #261-A, Mitchell Ross, 10 Nickerson Lane.** Proposing to install an in-ground swimming pool and spa, with associated terrace, retaining wall and drainage, and perform related site development activities within regulated areas. This plan is different than the one approved by the Commission in September 2008. ***PUBLIC HEARING OPENED: 5/22/2012.***

## **GENERAL MEETING**

**Update regarding Allen O'Neill project.** (NOT A HEARING—no testimony from the general public will be accepted). *THIS ITEM HAS BEEN POSTPONED UNTIL A FUTURE MEETING. TIME AND DATE TO BE DETERMINED.*

**Modification of Subdivision Application #323-A, Coastal Site Plan Review #222-A, Flood Damage Prevention Application #244-A, Land Filling & Regrading Application #176-A, James & Katherine Kane, 147-149 Five Mile River Road.** Proposal to modify the previous approval to raze the existing residence, garage and cottage; abandon the existing septic systems; subdivide the subject property; construct one new residence on each of the two properties and a pool on one of the properties; tie the new residences into the existing sanitary sewer system; and to perform related site development activities within regulated areas. The subject property is located on the east side of Five Mile River Road approximately 1,500 feet south of its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #9 in the R-1/2 Zone.

**Amendment of Coastal Site Plan Review #269, Flood Damage Prevention Application #305, Land Filling & Regrading Application #269, Francis & Catherine Gallagher, 32 Pasture Lane**  
Request to increase size of previously approved pool/spa.

### **Discussion of cupolas, and possible other zoning regulation amendments.**

*Discussion and deliberation ONLY on the following items:*

**Proposed Amendments to the Darien Zoning Regulations #1-2012, put forth by Baywater 745 BPR, LLC.** Zoning Regulation amendments are proposed to Section 585 which would allow the Commission to grant an incentive for building coverage for inclusionary zoning projects. *DECISION DEADLINE: JULY 3, 2012.*

**Amendment of Special Permit #42-H/Site Plan, Parklands Office Park, LLC, 3 Parklands Drive.** Request for modifications to Site Plan and Special Permit to: 1) construct a 460+/- square foot terrace; 2) relocate Dumpster with associated fence/screen; and 3) revise the previously approved landscaping plan. *PUBLIC HEARING CLOSED 6/5/2012. DECISION DEADLINE: 8/9/2012.*

**Coastal Site Plan Review #270-A, Flood Damage Prevention Application #306-A, Land Filling & Regrading Application #270-A, Paul & Amy Darrah, 11 Peabody Lane (aka 66 Salem Straits).** Proposing to: raze the existing residence and construct a replacement single-family residence with garage and pool; connect to the Town sewer system and abandon the existing septic system(s); raze the existing second residence and detached garage on the property; and perform related site development activities within regulated areas. *DECISION DEADLINE: 8/9/2012.*

**Coastal Site Plan Review #257-C, Flood Damage Prevention Application #289-C, Land Filling & Regrading Application #245-C, Dale & Hillary Miller, 5 Tokeneke Beach Drive.** Proposing to raze the existing residence and demolish the existing pool, and to construct a new single-family residence and pool and to perform related site development activities within regulated areas.

### **Any Other Business (Requires two-thirds vote of Commission)**

**ADJOURN.**